

# EPA Region 9 WasteLAN Brownfields Coding Sheet

Fax to Tom Mix or Steve Simanonok, EPA Region 9

(415) 947-3528

Form Submitted by	Scott Smale, NDEP	9/26/2003
Contract / Grant / of IAG#	RP-97963601	Date
Work Assignment #		
Reviewed by Brownfields Team		
Entered into CERCLIS		
EPA ID Number		Date

## \* WasteLAN Screen: "Add Property"

### 1. Property Name:

City of Henderson, Cornerstone Park

### 2. Is this a multi-property area?

\*You must identify a property category before you can enter additional information on the "Add Property" screen. To do this, click on the Brownfields drop-down list in the bottom left corner of the "Add Property" screen and highlight (click once) the appropriate category.

☒ Single Property

☐ Multi-property area (if checked, also complete parcel information pages)

### 3. Address:

Township 22 South, Range 62 East, Section 16

City/State/Zip:

Henderson

/ NV

/ 89014

County Name:

Clark

### 4. Section:

☒ Brownfields

### 5. Property Description:

Property was used for mining and processing of aggregate since the 1950s. Surrounding land use is low-density residential and light commercial/retail.

## \* WasteLAN Screen: "Property Location"

### 6. Directions to Property:

Property does not currently have a mailing address but is located northwest of the intersection of I-215 and Stephanie St. in Hederson , NV.

7. **Site Size:** 100 **Units:** acres

**NPL Regional Latitude:** +

**NPL Regional Longitude:** -

**Lat/Long Source:**

**\* WasteLAN Screen: "Property Description/Parcels"**

8. **Initial Owner Type:**

☒ Brownfields/Public

☐ Private

☐ Other

9. **Operational Status:**

☐ Active

☒ Unactive

☐ Unknown

10. **Incident Type:**

☒ Non-Oil Spill

☐ Oil Spill

☐ Unknown

11. **Parcel Information:**

\* See attached page(s) for parcel information.

**\* WasteLAN Screen: "Brownfields Assessment Schedule"**

12. **Lead:**

☒ S - State

☐ F - EPA Fund Lead

☐ TR - Tribal

☐ FF - Federal Facilities

☐ ~ EP - EPA In-house

13. **Actual Start Date:** 9/12/2003

(usually the date where contractor accepts the work assignment)

14. **Actual Complete Date:**

(usually the date shown on the final report)

15. **Outcome/Result Qualifier ("Qual") :**

☒ Potential for contamination exists ("Y")

☐ Potential for contamination does not exist ("X")

16. **Comment:** (fill in the blanks for a narrative description)

This Phase II Assessment is being performed by the Nevada  
Division of Environmental Protection on behalf of the City of  
Henderson for the eventual development of a public park.

17. **Phase:**

☐ Phase 1 Assessment/Equivalent

☒ Phase 2 Assessment/Equivalent

☐ Establishment of Cleanup Options/Cost Estimate

\*To enter the Phase value in WasteLAN from the Brownfields Program Schedule, click the SCAP icon on the tool bar. The SCAP Information screen will appear. Click on the Indicator field. Choose the correct value for the phase from the drop-down menu. Click OK and save your changes.

ALLEN BIAGGI, *Administrator*

STATE OF NEVADA  
KENNY C. GUINN  
*Governor*

R. MICHAEL TURNIPSEED, *Director*

(775) 687-4670

Administration  
*Facsimile* 687-5856

Water Pollution Control  
*Facsimile* 687-4684

Mining Regulation and  
Reclamation  
*Facsimile* 684-5259



Waste Management  
Corrective Actions  
Federal Facilities

Air Pollution Control  
Air Quality Planning  
Water Quality Planning

*Facsimile* 687-6396

DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES  
**DIVISION OF ENVIRONMENTAL PROTECTION**

333 W. Nye Lane, Room 138  
Carson City, Nevada 89706

August 1, 2003

Ms. Brenda Pohlmann  
Environmental Programs Manager  
240 Water Street  
Henderson, NV 89015

Re: Approval of application for Brownfields Targeted Assessment Funding

Dear Brenda,

The Nevada Division of Environmental Protection, Brownfields Program has received your application for Brownfields Targeted Assessment funding for the Cornerstone Redevelopment Area dated July 22, 2003. We are happy to announce that the application for funding has been approved. I have been assigned to oversee the assessment project. I will be in contact with you shortly to begin the scoping of the requested data collection and hydrogeologic evaluation.

I am very excited to be working with you on this project; if there are any timeframe considerations or specific data needs which are not contained in your application, please let me know so that we can meet any project deadlines you may have. The Brownfields Program understands that redevelopment projects often have specific and rapid timelines to gauge the success; we will work with you through each aspect of the Brownfields Assessment to ensure that these timelines are met.

Due to the location of the project and the specialized knowledge required in dealing with perchlorate, I will also be working very closely with personnel from the Las Vegas offices of NDEP. A copy of this approval letter, along with an attached copy of your application, is being forwarded to those staff members whose expertise either in perchlorate contamination or the adjacent ammonium perchlorate manufacturers will likely be sought during the scoping of the environmental data collection.

If you have any questions, feel free to contact me at (775) 687-9384. I look forward to providing all the assistance I can on this redevelopment project.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Smale".

Scott Smale  
Bureau of Corrective Actions

cc w/ attachment: Tom Mix, US EPA (SFD-1), 75 Hawthorne St., San Francisco, CA 94105  
Todd Croft, LV NDEP  
Brian Rakvich, LV NDEP  
Doug Zimmerman, NDEP



**RECEIVED**

**JUL 24 2003**

**ENVIRONMENTAL PROTECTION**

July 22, 2003

Ms. Connie F. Lewis  
Brownfields Program Manager  
Bureau of Corrective Action  
Nevada Division of Environmental Protection  
333 West Nye Lane  
Carson City, NV 89706-0851

*Re: Brownfields Targeted Assessment Funding for Cornerstone  
Redevelopment Area, Henderson Nevada*

Dear Connie,

The City of Henderson is pleased to present to you an application for targeted assessment funding through the State of Nevada Brownfields Program. The City of Henderson is requesting technical assistance in assessing 100 acres of property situated within an existing redevelopment area that is blighted as a result of prior aggregate mining operations. As part of a partnership established between the City of Henderson, the City of Henderson Redevelopment Agency and a private company, Cornerstone Partners I, L.L.C., the process is in place to return this land to productive use and create an asset for the residents of Henderson.

The City of Henderson has experienced unprecedented growth over the last decade, which has placed increasing strain on the City's support services and ability to provide quality services to its residents. The Henderson community desires additional recreational opportunities, particularly open areas designed for passive recreational use. As part of the development of the Cornerstone Redevelopment Area, the City of Henderson is proposing to convert an existing quarry lake into a storm water detention basin and park facility. Financing for the park will be established from tax increment levied on the surrounding privately developed areas within the Cornerstone Redevelopment Area.

Although the mechanism is in place to fund completion of the park, there has been a need identified for environmental data concerning the quality and quantity of the proposed lake water. The data collected will allow for a functional design of the park system and provide the basis for decision-making concerning the utilization of the lake and its associated amenities.

Page 2  
Connie F. Lewis  
July 22, 2003

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Thank you for your consideration of this application. Your assistance will allow for the design and construction of a much-needed facility that will be a true asset to this community. We look forward to partnering with you on this exciting project.

Sincerely,

A handwritten signature in black ink, appearing to read "Brenda Pohlmann". The signature is fluid and cursive, with a large initial 'B'.

Brenda Pohlmann  
Environmental Programs Manager

BP:ll:136.03.07.22  
Enc.(s)

- 1. Provide a description of the site, including the assessor's parcel number, the address of the site (street address, city, state, zip code), and the current owner's name, business address, and phone number. What is the current zoning and total acreage of the site? Attach appropriate regional and site location maps, and photographs, if available.**

The Cornerstone Redevelopment Area is located in Township 22, Range 62, and Section 16 in Henderson, Nevada, approximately three miles east of downtown Henderson. The site is northwest of the intersection of I-215 and Stephanie Street. No physical address exists for the site currently. The Arroyo Grande Sports Complex adjoins the redevelopment area on the northwest and a mobile home park is adjacent to the property on the western side.

The Cornerstone Redevelopment Area consists of more than 300 acres. Within this area is the approximately 100 acres that are the subject of this application, referred to as the Site. The parcels that comprise the Site are the following and are shown on the attached photo entitled *Cornerstone Park Site* and dated 17 June 2003:

APN: 178-16-601-003  
Owner: City of Henderson Redevelopment Agency  
Acreage: 25.61  
Current Zoning: Development Holding (DH)

APN: 178-16-601-004  
Owner: City of Henderson  
Acreage: 18.59  
Current Zoning: DH

APN: 178-16-710-002  
Owner: City of Henderson  
Acreage: 24.14  
Current Zoning: Public/Semi-Public (PS)

APN: 178-16-510-002  
Owner: City of Henderson  
Acreage: 2.82  
Current Zoning: PS

APN: 178-16-501-001  
Owner: City of Henderson  
Acreage: 29.2  
Current Zoning: Low Density Residential (RS-2)

Both the City of Henderson (City) and the City of Henderson Redevelopment Agency (RDA) are located at 240 Water Street, Henderson, NV 89015. For the purposes of this application, the appropriate City of Henderson contact is:

Brenda Pohlmann  
Environmental Programs Manager  
240 Water Street  
Henderson, NV 89015  
Telephone: (702) 565-5181  
Fax: (702) 565-0173

**2. *Provide a chronological history of the site (type of manufacturing, nature of processing facilities, etc.), and describe its anticipated / planned future use (residential, recreational, commercial / retail, industrial, mixed). Include a proposed reuse plan and time table.***

The property was used for mining and processing of aggregate since the 1950's. Prior to that it was undeveloped property. A number of construction and building materials companies owned the property: Lalith Wood (1974-1984), Boyd-Anderson (1984-1988), Gifford-Hill (1988-1989), Beazer-West (1989-1990), and Hanson Aggregates (1990 - 1996). In addition to aggregate mining, Hanson Aggregates operated a concrete batch plant and asphalt mixing plant on the property until 2001.

In 2000, the City determined that development of the property was constrained by the existence of the gravel mine, the presence of the concrete batch plant, the need for a regional storm water detention basin on the property, continuing deterioration of the property and the existence of blighted conditions. In order to alleviate the blighting conditions and accomplish redevelopment of the area, the RDA prepared the "Redevelopment Plan for the Cornerstone Development Area" which was adopted by the Henderson City Council by Ordinance No. 2037 on February 6, 2001. On July 1, 2001, the RDA entered into an Owner Participation Agreement with Cornerstone Partners I, L.L.C. (Cornerstone) that governs the development of property within the Cornerstone Redevelopment Area. A copy of the Redevelopment Plan for the Cornerstone Redevelopment Area is available upon request.

As part of the Owner Participation Agreement, Cornerstone agreed to acquire property within the project area for the development of retail and professional office uses in accordance with the Cornerstone Master Plan and the City's Comprehensive Plan. Cornerstone Partners also agreed to ensure the closure of the concrete batch plant by the end of 2001. The RDA's obligation under the agreement included the acquisition of other property for the construction of public improvements, including a storm water detention basin, park and recreational facilities. Additionally, the RDA would consider the installation of the public improvements and its ancillary facilities.

During the aggregate mining process, a dewatering well was operated to lower the groundwater level on the site allowing for continued mining at depths below static groundwater levels. When mining operations ceased and dewatering was discontinued, groundwater returned to static level, resulting in a lake at the bottom of the quarry pit. In designing the storm water detention basin and recreational facilities for the site, the City incorporated the quarry lake, resulting in the conceptual site plan included as Sheet SP-1. The area immediately surrounding the lake was established as a park for picnics and other passive recreational uses.

At completion, the project will include 200 acres of commercial retail and professional office space in addition to the 100 acres of public and open / recreational use space.

**3. *If the property is owned by the applicant, how was the property acquired? If the property is not owned by the applicant, does the applicant anticipate problems in obtaining legal permission to enter the property to conduct site assessment activities?***

In accordance with the Owner Participation Agreement, parcel number 178-16-601-003 was purchased by the RDA on 04/24/2001. The City purchased the remaining parcels on the following dates;

APN: 178-16-601-004  
Purchased: 04/24/2001

APN: 178-16-510-002  
Purchased: 03/20/2002

APN: 178-16-710-002  
Purchased: 03/20/2002

APN: 178-16-501-001  
Purchased: 01/31/2003

**4. *List delinquent property taxes owed on the property, if any, as well as the assessed value of the property.***

There are no delinquent taxes on the property. The assessed value of the properties is as follows:

APN: 178-16-601-003  
Assessed Value: \$377,640

APN: 178-16-510-002  
Assessed Value: \$83,200

APN: 178-16-601-004  
Assessed Value: \$156,240

APN: 178-16-501-001  
Assessed Value: \$858,190

APN: 178-16-710-002  
Assessed Value: \$357,060

**5. *Is the applicant or any other party under order from USEPA or a state agency to conduct a site assessment and / or cleanup?***

No - A risk assessment was prepared in 2001 by Brown and Caldwell in order to evaluate the potential public health impacts associated with contaminants present in the quarry lake water. As part of the assessment, Brown and Caldwell collected soil and water samples which were analyzed for perchlorate, a contaminant known to be present in the area as a result of the manufacture of ammonium perchlorate at two nearby industrial facilities. The water samples consisted of surface water samples collected from the lake and groundwater samples collected from six groundwater wells located on the Site.

Perchlorate was detected in the site soils at low concentrations in two locations. In surface water, perchlorate was detected at concentrations ranging from 63 to 71 µg/L



and was detected in groundwater at concentrations ranging from 8.8 to 510 µg/L. These analytical results were provided to the Nevada Division of Environmental Protection (NDEP), the lead regulatory agency for perchlorate contamination in Nevada. A copy of the Brown and Caldwell document entitled "Risk Assessment, Hanson Las Vegas Quarry, Henderson, Nevada" is available upon request.

NDEP's Bureau of Corrective Actions has been working with the two ammonium perchlorate manufacturing facilities since 1997 and both companies have taken responsibility for the assessment and remediation of perchlorate contamination. At this time, one facility has an active remediation program in place and the second facility is engaged in a pilot-testing program for perchlorate remediation. As a result, NDEP has indicated that third parties impacted by the perchlorate contamination are not liable and will not be held responsible by the agency for any assessment or remediation activities associated with perchlorate.

Additionally, the City collected additional water samples in 2002, which were analyzed for metals, chlorinated pesticides and PCBs. No other contaminants were detected in the samples.

**6. *Describe buildings on the property, including square footage and physical condition of the facilities (e.g., usable, partially razed, fire-damaged, foundation only).***

Currently, there are no structures present on the 100 acres that are the subject of this application. There is a building currently under construction on one of the parcels that is part of the redevelopment area north of the proposed park area. Additionally, a storm water culvert is under construction north of the park site, parallel to the UPRR tracks.

**7. *Detail proposed funding sources and dollar amounts for the site cleanup. (The Nevada Brownfields program is for site assessment only). How does the applicant plan to finance the redevelopment?***

The City and RDA are not anticipating a need for remediation based on the information provided as part of Question 5. However, there is concern that the information currently available concerning the lake water quality and the Site hydrogeology is inadequate to allow for design of the park and surrounding infrastructure. It is anticipated that updated comprehensive water quality information will be needed to provide for decision-making purposes regarding the lake. As an example, the City and RDA need to evaluate whether there is a public health threat associated with the lake. If a lake is constructed, the amount of contact that park visitors have with the water must be evaluated, potentially impacting the lake design, in addition to dictating the types of amenities associated with the lake, i.e. boating, fishing, etc.

Additionally, little information is available concerning the source of the groundwater that comprises the lake. The fact that this location is not down-gradient of the source of perchlorate in the area indicates that the perchlorate is most likely present as a result of the dewatering which pulled the perchlorate to the Site. This implies that the water source may be the wastewater discharged from the nearby industrial facility, which is no longer in operation. Evaluation of the local hydrogeology is necessary to identify the

source of the groundwater and determine if the water is part of the naturally occurring groundwater system, or is a remnant of wastewater discharge that may not be a permanent feature. Additionally, if the perchlorate was pulled to the Site by operation of the dewatering well, an analysis of the local hydrogeological conditions will allow for estimates on perchlorate travel times and future perchlorate concentrations in the lake water.

As part of the City's continued commitment to provide members of the community with necessary recreational facilities, the Arroyo Grande Sports Complex was built in 1992. The sports complex has a number of ball fields that are heavily used by community members. When dewatering was discontinued at the former aggregate mining operation and groundwater levels increased, the northern-most ball fields at the sports complex were inundated with groundwater and the City was forced to shut them down. This occurred at a time when the City was already struggling to meet the community's growing demand for ball fields. A comprehensive evaluation of the local hydrogeological conditions would also provide invaluable information that would assist in developing a resolution of this condition.

A funding mechanism is already in place for the construction of the proposed park. The City is currently working in partnership with Cornerstone to design and begin installation of the infrastructure necessary to allow development of the 200 acres surrounding the park Site. This includes installation of roads, storm water culverts, sanitary sewer lines, and other utilities. The RDA is authorized as part of the Cornerstone Redevelopment Plan to use tax increment funds from the 200 acres of privately developed land surrounding the park site as a source of financing, in combination with other sources of available financing. The method of financing the redevelopment area is presented in detail in the Cornerstone Redevelopment Plan.

***8. Briefly describe public interest and / or community involvement in site reuse planning activities to date.***

The RDA conducted public outreach concerning the development and adoption of the Cornerstone Redevelopment Plan. The City's Parks and Recreation Department also conducted a survey in the Fall of 2000 regarding Henderson residents' recreational uses and interests. The results of the survey indicated a strong interest on the part of the public for special events and cultural activities. The City currently does not have an adequate place for such events. Additionally, the Parks and Recreation Department gets numerous requests for a facility that can accommodate 1,000 to 1,500 people and the largest facility currently existing can only accommodate 250. The Parks and Recreation Department identified that the City has a need for this type of large facility that will support passive recreational activities. Building this park adjacent to the existing Arroyo Grande Sports Complex will address a need for a balanced, accessible park system for the community.

Additionally, EPA has declared the Las Vegas Valley in non-attainment of the carbon monoxide and PM<sub>10</sub> air quality standards. The Clark County Department of Air Quality Management has been working closely with other agencies, including the Regional Transportation Commission, to develop regulations and programs designed to help the

valley reach attainment. One important aspect of this program is our regional transportation system and improvements designed to reduce the number of cars used for commuting. One element is the creation of an interconnected regional bicycle/trail system that can provide members of the community with an alternative method of commuting. The City has designed a master bicycle/trail plan that uses the existing UPRR right-of-way under a "Rails with Trails" program. This is the only trail that interconnects the entire city and is integral to the creation of a system that is interconnected within the city, as well as with the surrounding areas of Clark County and Las Vegas. Development of Cornerstone Park may provide the means to build the section of the bike trail system that traverses the redevelopment area.